173.0	0001	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	789,300 / 789,300
					USE VALUE:	789,300 / 789,300
					ASSESSED:	789,300 / 789,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9	-13	SUTHERLAND RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZAMPESE DAVID R
Owner 2:	
Owner 3:	
Street 1:	13 SUTHERLAND RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ZAMPESE DAVID R/TRUSTEE -
Owner 2:	ANGELA BROWN WALTERS TRUST -
Street 1:	100 NEWBURY CT #204
Twn/City:	CONCORD
St/Prov:	MA Cntry:
Postal:	01742

NARRATIVE DESCRIPTION

This parcel contains 2,985 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1962, having primarily Vinyl Exterior and 2621 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	2985.000	432,600		356,700	789,300
Total Card	0.069	432,600		356,700	789,300
Total Parcel	0.069	432,600		356,700	789,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 301.17 | /Parcel: 301.1

Legal Description

User Acct 114806

GIS Ref

GIS Ref

Insp Date 06/27/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 173.0-0001-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	432,600	0	2,985.	356,700	789,300	789,300	Year End Roll	12/18/2019
2019	105	FV	338,900	0	2,985.	351,600	690,500	690,500	Year End Roll	1/3/2019
2018	105	FV	338,100	0	2,985.	270,100	608,200	608,200	Year End Roll	12/20/2017
2017	105	FV	318,200	0	2,985.	254,800	573,000	573,000	Year End Roll	1/3/2017
2016	105	FV	318,200	0	2,985.	234,400	552,600	552,600	Year End	1/4/2016
2015	105	FV	287,600	0	2,985.	219,100	506,700	506,700	Year End Roll	12/11/2014
2014	105	FV	287,600	0	2,985.	201,800	489,400	489,400	Year End Roll	12/16/2013
2013	105	FV	298,500	0	2,985.	201,800	500,300	500,300		12/13/2012

!13400!

PRINT

Date	Time
12/11/20	03:21:48

LAST REV

Date	Time
08/08/18	11:26:10

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13400

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZAMPESE DAVID R	50957-257		3/31/2008	Family	99	No	No		
WALTERS ANGELA	46946-198		2/9/2006	Family	1	No	No		
	14045-356		8/1/1980		89,900	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/27/2018	MEAS&NOTICE	BS	Barbara S
12/30/2008	Measured	163	PATRIOT
3/1/2000	Inspected	276	PATRIOT
12/21/1999	Mailer Sent		
12/14/1999	Measured	263	PATRIOT
7/21/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	114806
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		2985		Sq. Ft.	Site		0	70.	1.71	6									356,686						356,700	

Total AC/HA: 0.06853 | Total SF/SM: 2985 | Parcel LUC: 105 | Three Fam. | Prime NB Desc: ARLINGTON | Total: 356,686 | Spl Credit | Total: 356,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	3	Total:	3
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1962	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	3 - Hardwood		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.21089745
Const Adj.:	0.99989998
Adj $ / SQ:	205.832
Other Features:	148000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	627026
Depreciation:	194378
Depreciated Total:	432648

COMMENTS

BMT HAS STUDIO W/ KIT FULL BATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	4	2	
1	2		
Totals			
3	10		

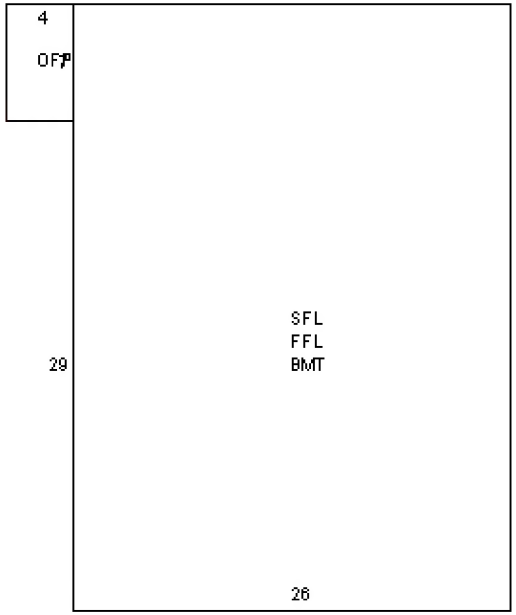
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	205.83
Special Features:	0	Val/Su Net:	152.54
Final Total:	432600	Val/Su SzAd	231.09

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	936	98.800	92,476
FFL	First Floor	936	205.830	192,659
SFL	Second Floor	936	205.830	192,659
OFP	Open Porch	28	44.000	1,232

Net Sketched Area:	2,836	Total:	479,026

Size Ad	1872	Gross Are	2836	FinArea	2621

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	APT	80	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

173.0-0001-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	